

Details as provided by the vendor



82 Aberconway Crescent, New Rossington

A very stylish three bedroom semi detached house having modern open breakfast kitchen, contemporary bathroom suite, gas heating, double glazing, lovely large rear gardens, stunning opening front gate leading onto off road parking and an excellent standard of internal decoration and presentation. Comprises of: Central Hallway with stairs up to the first floor, Dual Aspect Living Room, Modern Breakfast Kitchen, Landing, Three Bedrooms and Bathroom Suite. Ideal purchase for a first time buyer or starter family. Viewing Recommended

£180,000

Viewing

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The property has full planning for the erection of a two storey extension to the rear. ref 24/00194/FULL decision issued Wednesday 27th March 2024.

HALLWAY



LOUNGE

15' 9" x 11' 4" (4.8m x 3.45m)



BREAKFAST KITCHEN

18' 6" (5.64m) 18'6 REDUCING TO 9'7 X 15



BEDROOM ONE

13' 9" x 9' 9" (4.19m x 2.97m) MEASUREMENTS
EXTENDING TO 13'2



BEDROOM TWO

11' 4" x 9' 6" (3.45m x 2.9m)



BEDROOM THREE

11' 4" x 9' 6" (3.45m x 2.9m)



BATHROOM

11' 7" x 5' (3.53m x 1.52m)



DATED - 22/05/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we

may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

